

**Send Tax Notice To:
David Adam Wideman
7268 Thornhill Lane Atlanta, GA 30328**

**20170405000115050
04/05/2017 09:16:39 AM
DEEDS 1/3**

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STATE OF ALABAMA

COUNTY OF **Shelby**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$132,000.00 (One Hundred Thirty Two Thousand Dollars and Zero Cents) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned Wells Fargo Bank, N.A. (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto David Adam Wideman, a married man (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

LOT 319, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SIXTH SECTOR ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior instrument reference: Instrument #20170131000037400 of the Public Records of the Judge of Probate of Shelby County, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 22nd day of March, 2017.

Witness (If Applicable)

Wells Fargo Bank, N.A.

By: *Eric Ritzel*
Name: Eric Ritzel

By: *[Signature]* 3/22/17
Name: _____
Its: CHRIS ARTMAN
Vice President, Loan Documentation

State of Iowa

County Dallas

On this 22 day of March, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Chris Artman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chris Artman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Tonya Amerine (Signature) (Stamp or Seal)
Notary Public



Prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. Commitment Number: 170027707

Send future tax bills to:

David Adam Wideman, a married man
7268 Thornhill Lane Atlanta, GA 30328

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wells Fargo Bank, N.A.
Mailing Address 8480 Stagecoach Circle
Frederick, MD 21701

Grantee's Name David Adam Wideman
Mailing Address 7268 Thornhill Lane
Atlanta, GA 30328

Property Address 2344 Chandabrook Drive
Pelham, AL 35124

Date of Sale 3/22/17
Total Purchase Price \$132,000.00
or
Actual Value \$ N/A

20170405000115050 04/05/2017 09:16:39 AM DEEDS 3/3 or
Assessor's Market Value \$ N/A

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract (checked)
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/23/17

Print TONYA AMERINE
Vice President, Loan Documentation
Wells Fargo Bank, N.A.

N/A Unattested

(verified by) [Signature]

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 09:16:39 AM
\$153.00 CHERRY
20170405000115050